

Dec 5, 2016 Item # 5



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

MAP AMENDMENT CK# 21368-830 ✓ REGULATED ACTIVITY
File # 1051 Application Fee 170 Surcharge Fee 60 Date Received 11.17.16
Street Address of Proposed Application: 35 Walker Lane
Zone: R-20 Acreage/Lot Area 1.48 AC Parcel/Lot# 5831 2 35 0001
Applicant's Interest in Property: Contractor for proposed in-ground pool

Brief Description of Proposed Activity: 38' x 21' in ground swimming pool
w/4' high safety fence w/self-closing + self latching gate. 3' concrete
perimeter around pool.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Elizabeth A. Garner + Theresa A. Mackinnon
Record Owner's Name

Marked - Julianos Pools
Applicant's Name

35 Walker Lane
Street

321 Talcottville Road
Street

West Hartford CT 06117
City State Zip

Vernon CT 06066
City State Zip

860 523-3274
Telephone #

413-896-3370 or 860-870-1085 (cell)
Telephone #

Contact Person:

Brian Juliano
Name

Marked
Applicant's Signature

321 Talcottville RD.
Street

Elizabeth A. Garner
Signature of Owner/Authorized Agent

Vernon CT 06033
City State Zip

860-729-6869
Telephone #

Brian Juliano@pools.com
E-MAIL

Used: TP2/Templates/TWWA/PermitApplication_April13





Connecticut and Massachusetts's Leader in Inground Pool Construction

CT Lic# 612-778 • MA Lic# 139-826

321 Talcottville Road • Vernon, CT 06066 • Tel (860) 870-1085 • Fax (860) 872-6639

522 Church Street • Hebron, CT 06248 • Tel (860) 530-1780 • Fax (860) 530-1765

November 14, 2016

West Hartford Conservation and Environment Commission
West Hartford Inland Wetlands and Watercourses Agency
50 South Main St.
West Hartford, CT 06107



Subject: Swimming Pool Installation at 32 Walker Lane. West Hartford, CT

To Whom It May Concern,

Throughout the construction process at 32 Walker Lane West Hartford, CT Juliano's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area. In choosing the location of the pool we considered several different options for placement and positioning of the pool. Taking into account the existing sewer line that passes through the rear property we changed the pool position and moved it as far as possible away from the wetland area. We also made the pool smaller than originally planned to create as much separation between the pool and wetlands as possible. We concluded that the position of the pool shown in the plans would have the least impact on the regulated area. Placing the pool in this area will require us to take down one tree. This tree is in the existing yard and not the wetland area and taking down this tree will not affect the wetland area.

I would like to explain the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and identify what type of equipment will be used for the construction of the Inground swimming pool.

Phase 1 – Excavation / Tree Removal

Prior to the start of any excavation, Juliano's Pools will meet 2002 CT Guidelines for Erosion and Sediment Controls as revised. Juliano's Pools will properly erect silt fence and place hay bales on the downgrade side of excavation to stop any erosion into the wetland area. The silt fence will be carefully toed in and hay bales will be staked into the ground with wooden plow stakes. Juliano's Pools will access the rear property to construct the pool via the driveway and across the front yard to the rear of the house.



www.JulianosPools.com



Juliano's Pools will be removing one tree which is located directly next to the proposed pool. The brush from the tree will be chipped directly into the back of our dump truck and hauled away. Wood from the tree along with the stump will also be hauled away to ensure there is no impact on the wetland area.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation so we are able to better control the project and ensure all workers are aware of the nearby pond. A Gehl 802 excavator (See attached specs) will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to the paved road.

To reduce risk of erosion, all excess material during excavation will be hauled away, not stock piled on-site. In fact, as the pool is being dug the material is loaded directly into a truck without the material ever hitting the ground!! This excess material will be hauled away by a tri axle dump truck. We estimate that 100 cubic yards of material will need to be hauled away.

Phase 2 – Wall Erection

During this phase of construction no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

Phase 3 – Electrical Work

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

Phase 4 – Plumbing

No equipment will be used during this phase

Phase 5 – Vermiculite Pool Bottom

A small paddle mixer will be used to mix the vermiculite.

Phase 6 – Liner Installation

No equipment will be used during this phase

Phase 7 – Pool Backfill

To backfill the pool we will use a Takeuchi skidsteer. This is a brand new machine and has rubber tracks on it to minimize impact on any areas where it travels. Any sand needed to backfill the pool will be brought in by Tri Axle dump truck and spread immediately, no stock piling of material will be done.

Phase 8 – Pool Decking / Fence / Landscaping

After the pool is backfilled the concrete decking will be poured. For this a concrete truck will once again access the property to pour the concrete.

Once the concrete is completed we will come back to fine grade the yard and move the existing arborvitaes to create a berm to the left side of the property. To do this grading we will bring in the Takeuchi skidsteer again. During this phase we will also be spreading topsoil. Once topsoil is spread we will immediately put down seed to start to get the lawn back. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

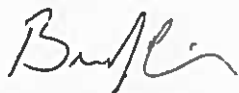
Phase 9 – Pool Operation/Maintenance

To help ensure there is no negative impact on the regulated area, we will be installing a cartridge filter onto the pool. This type of filter requires no backwashing so there isn't a chance for pool water to reach the wetland area. We also own water trucks and can haul away water in the fall when we pump approximately 6" of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano's Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we un-precedently haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within the regulated wetlands area. I estimate that we have successfully sought over 100 permits with similar or greater wetland intrusion in Hartford, Tolland, Windham, Middlesex, New Haven, and Litchfield counties. Some of these have been in West Hartford and the jobs, here as everywhere else, were executed professionally and flawlessly.

If you have any questions please feel free to contact Brian Juliano (Owner/Founder) on his personal cell phone day or night at (860) 729-6869 or me at (860) 870-1085.

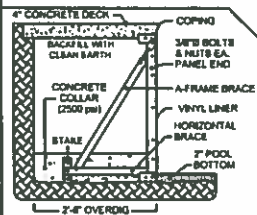
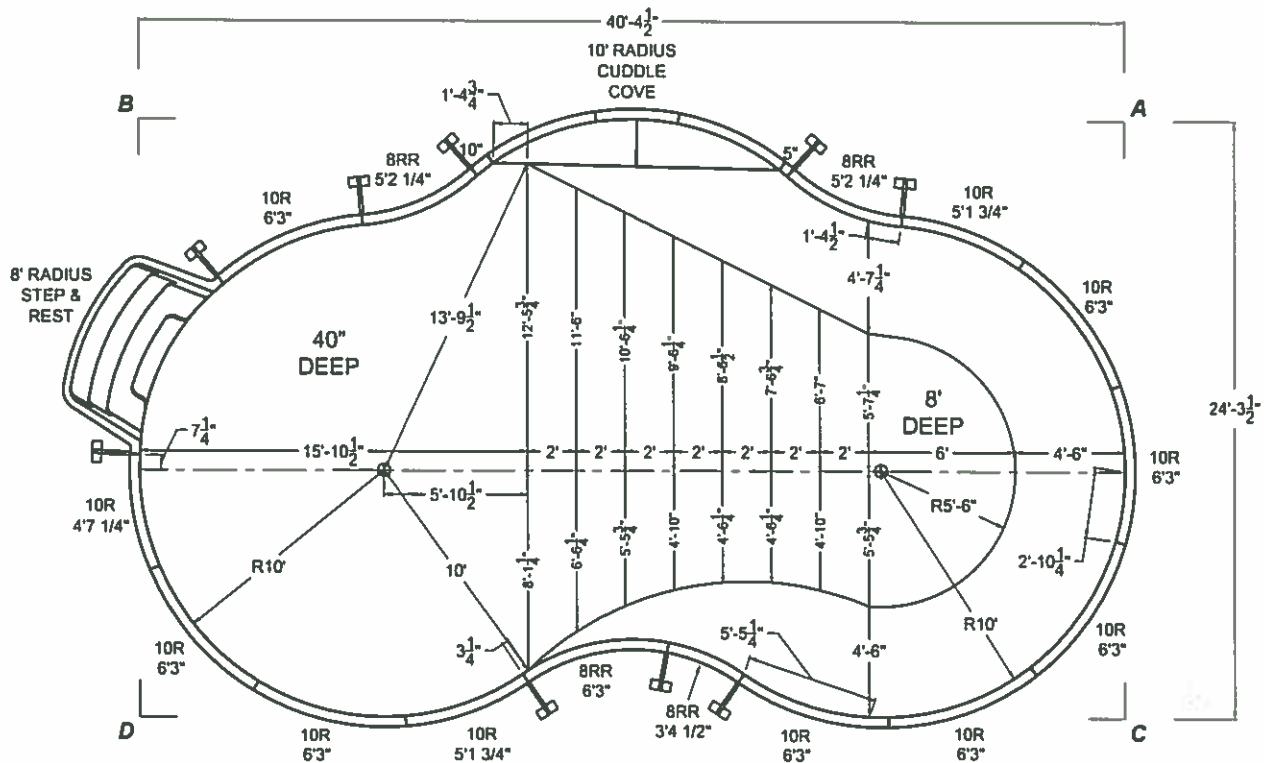
Sincerely,



Bryan Cormier
Project Manager

35 Walker Lane, West Hartford

I/G Pool Details (7 sheets)



FILE NUMBER : 16101804

Perimeter : 106'-11 1/2"

Surface Area : 742.41 SQ FT

Volume : —

DRAWN BY CScott

Type II Pool

33 Wade Rd.
Latham, NY 12110
phn: 518-786-1200
fax: 518-786-0954

THIS POOL CONFORMS TO
APSP/ANSI/ICC-3 2011 STANDARDS
FOR RESIDENTIAL INGROUND
SWIMMING POOLS

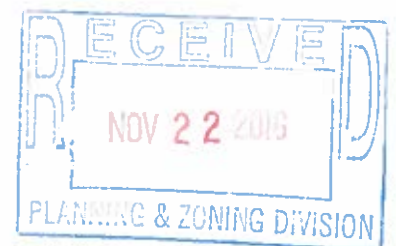
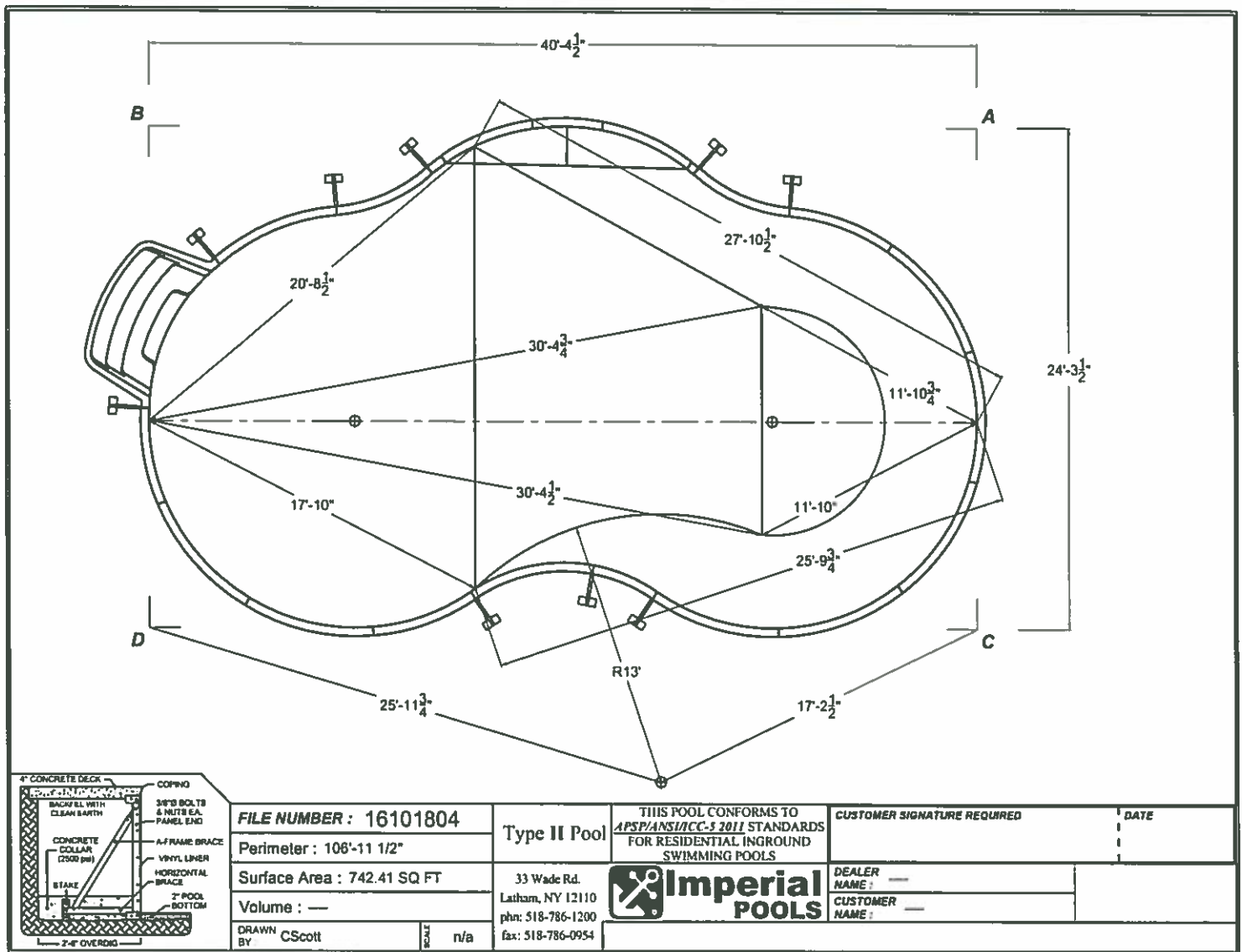
Imperial
POOLS

CUSTOMER SIGNATURE REQUIRED

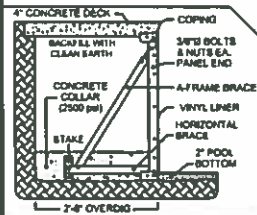
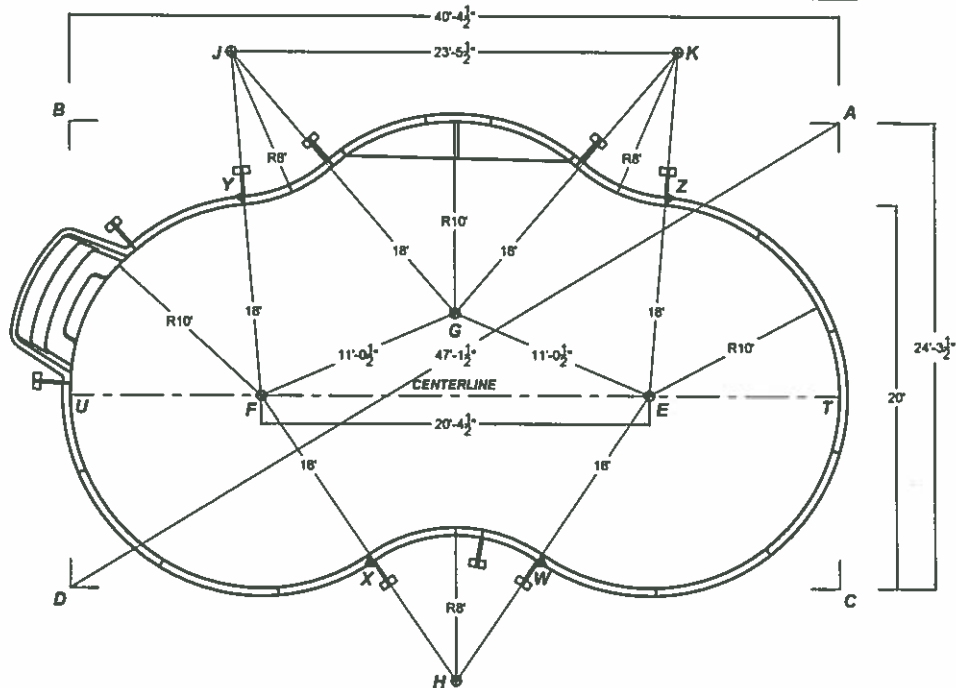
DATE

DEALER
NAME : —
CUSTOMER
NAME : —

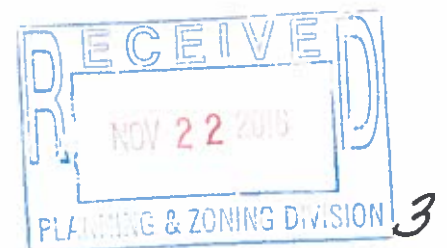


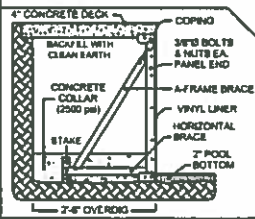
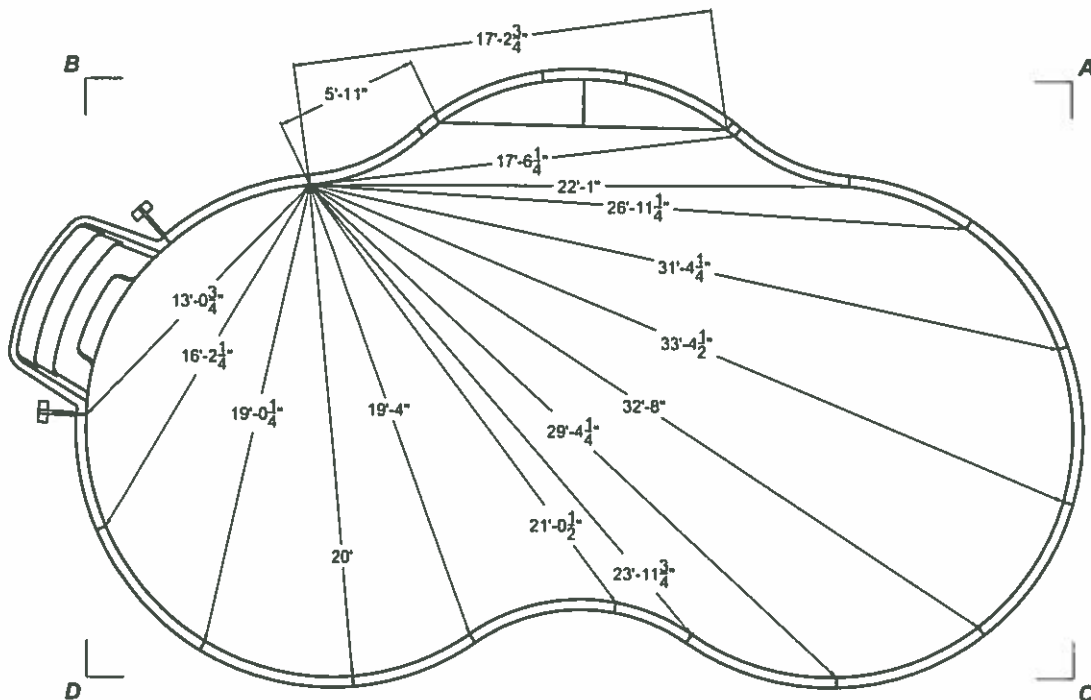


FROM A TO:	FROM B TO:	FROM C TO:	FROM D TO:	FROM T TO:	FROM U TO:
E 17'-5 1/4"	E 33'-6 3/4"	E 14'-1 3/4"	E 31'-11 3/4"	E 10'	E 30'-4 1/2"
F 33'-6 3/4"	F 17'-5 1/4"	F 31'-11 3/4"	F 14'-1 3/4"	F 30'-4 1/2"	F 10'
G 22'-8 1/4"	G 22'-8 1/4"	G 24'-8 3/4"	G 24'-8 3/4"	G 20'-7 3/4"	G 20'-7 3/4"
H 35'-5 1/4"	H 35'-5 1/4"	H 20'-9"	H 20'-9"	H 25'-0 3/4"	H 25'-0 3/4"
J 32'-1 1/2"	J 9'-2 1/2"	J 42'-5"	J 29'-2 1/4"	J 36'-7 1/4"	J 19'-10"
K 9'-2 1/2"	K 32'-1 1/2"	K 29'-2 1/4"	K 42'-5"	K 19'-10"	K 36'-7 1/4"
W 27'-5 1/4"	W 33'-5 1/2"	W 15'-9"	W 24'-9 1/2"	W 17'-8 1/4"	W 26'-0 3/4"
X 33'-5 1/2"	X 27'-5 1/4"	X 24'-9 1/2"	X 15'-9"	X 26'-0 3/4"	X 17'-8 1/4"
Y 31'-6 1/4"	Y 10'-1 1/4"	Y 37'-0 3/4"	Y 21'-11 1/2"	Y 32'-9 1/2"	Y 13'-6 1/4"
Z 10'-1 1/4"	Z 31'-6 1/4"	Z 21'-11 1/2"	Z 37'-0 3/4"	Z 13'-6 1/4"	Z 32'-9 1/2"



FILE NUMBER : 16101804		Type II Pool		THIS POOL CONFORMS TO APSP/ANSI/ICC-3 2011 STANDARDS FOR RESIDENTIAL INGROUND SWIMMING POOLS		CUSTOMER SIGNATURE REQUIRED		DATE
Perimeter : 106'-11 1/2"								
Surface Area : 742.41 SQ FT								
Volume : ---								
DRAWN BY : CScott		33 Wade Rd. Latham, NY 12110 phn: 518-786-1200 fax: 518-786-0954		Imperial POOLS		DEALER NAME : ---		
						CUSTOMER NAME : ---		





FILE NUMBER : 16101804

Perimeter : 106'-11 1/2"

Surface Area : 742.41 SQ FT

Volume : —

DRAWN BY: CScott

Type II Pool

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Latham, NY 12110
phn: 518-786-1200
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THIS POOL CONFORMS TO
APSP/ANSI/ICC-5 2011 STANDARDS
FOR RESIDENTIAL INGROUND
SWIMMING POOLS



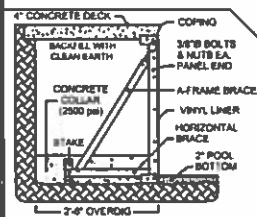
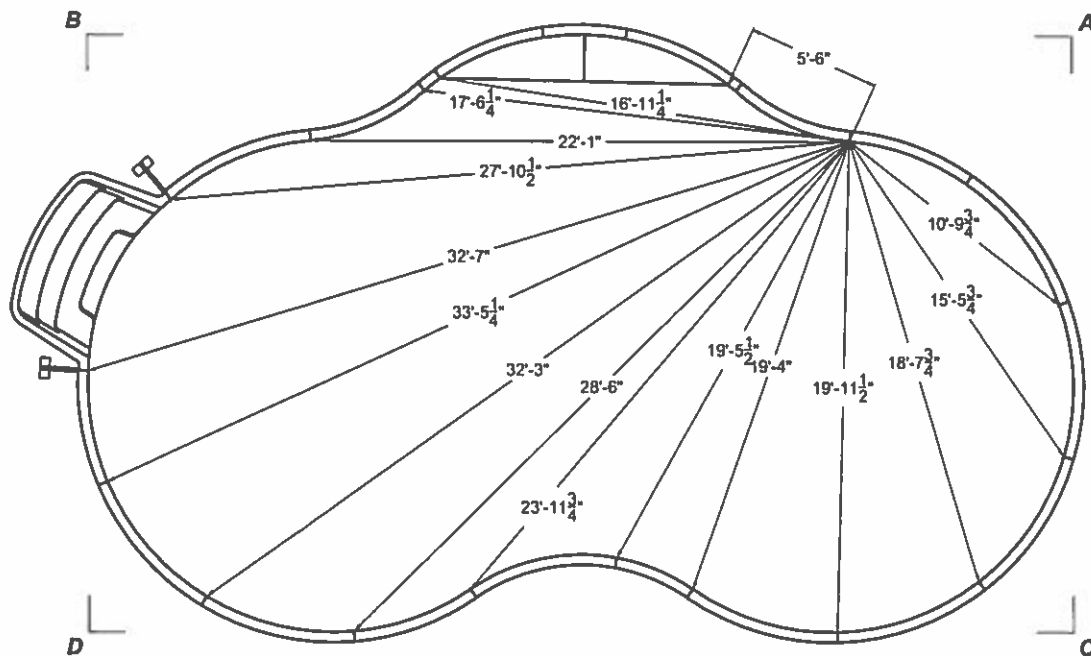
**Imperial
POOLS**

CUSTOMER SIGNATURE REQUIRED

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DEALER
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CUSTOMER
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SWIMMING POOLS



**Imperial
POOLS**

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DATE

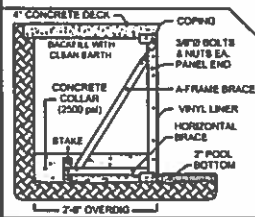
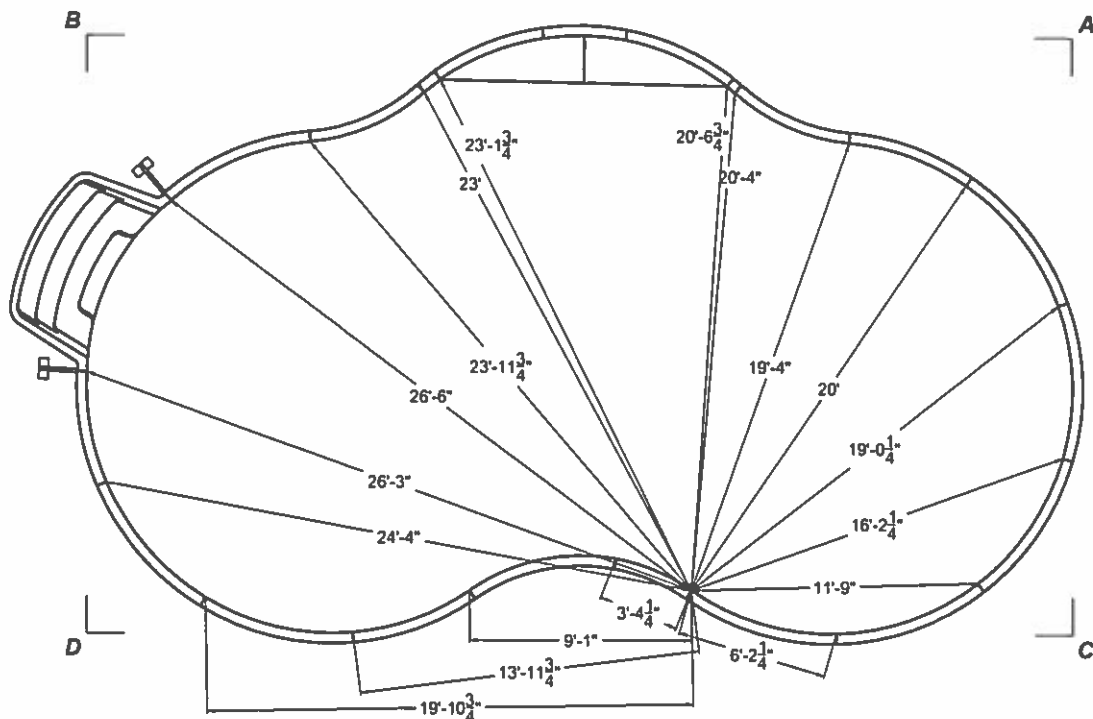
DEALER

NAME : -----

CUSTOMER

NAME : -----





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Surface Area : 742.41 SQ FT

Volume : —

DRAWN BY : CScott

Type II Pool

33 Wade Rd.
Latham, NY 12110
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fax: 518-786-0954

THIS POOL CONFORMS TO
APSP/ANSI/ICC-1 2011 STANDARDS
FOR RESIDENTIAL INGROUND
SWIMMING POOLS



**Imperial
POOLS**

CUSTOMER SIGNATURE REQUIRED

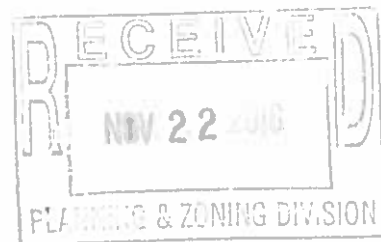
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DEALER

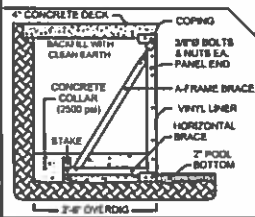
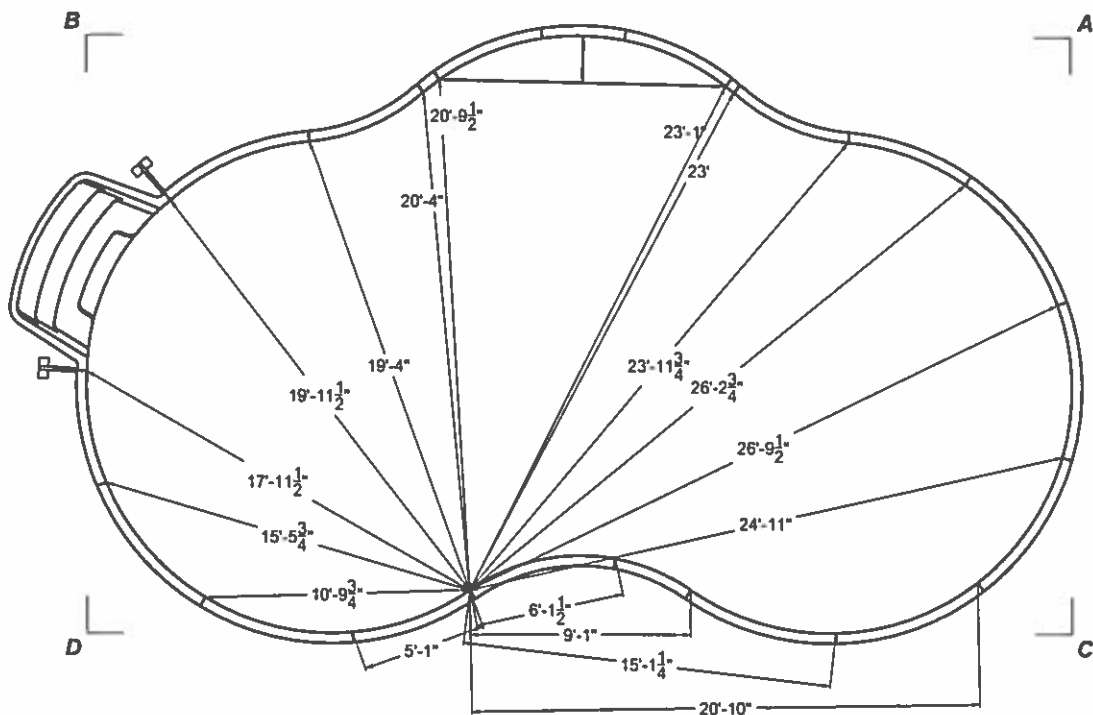
NAME :

CUSTOMER

NAME :



6



FILE NUMBER : 16101804

Perimeter : 106'-11 1/2"

Surface Area : 742.41 SQ. FT

Volume : ---

DRAWN BY: CScott

Type II Pool

33 Wade Rd.
Latham, NY 12110
phn: 518-786-1300
fax: 518-786-0954

THIS POOL CONFORMS TO
APSPANS/ICC-2011 STANDARDS
FOR RESIDENTIAL INGROUND
SWIMMING POOLS



**Imperial
POOLS**

CUSTOMER SIGNATURE REQUIRED

DATE

DEALER
NAME : ---

CUSTOMER
NAME : ---





View from between the house and playscape



View from between the house and playscape



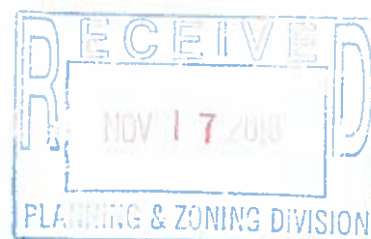
View from house



View from playscape area



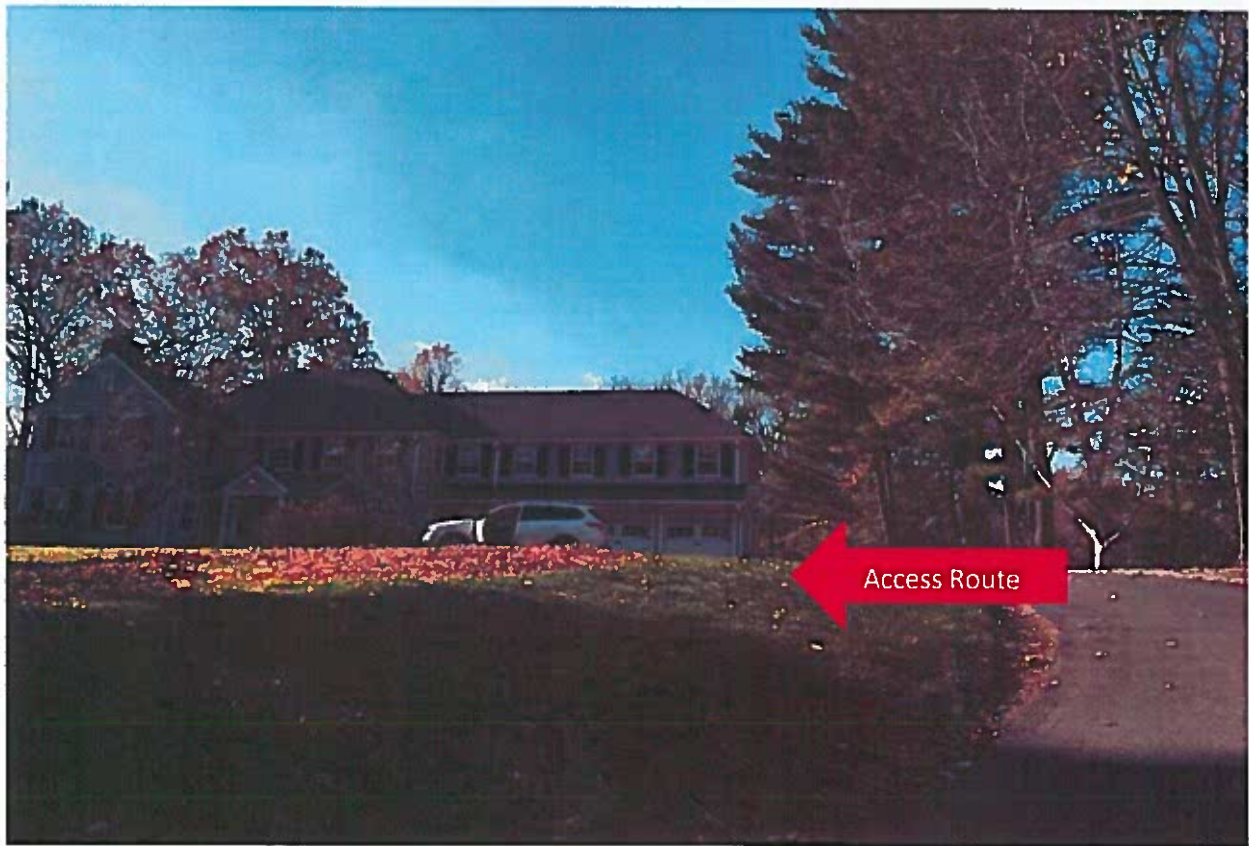
View from house



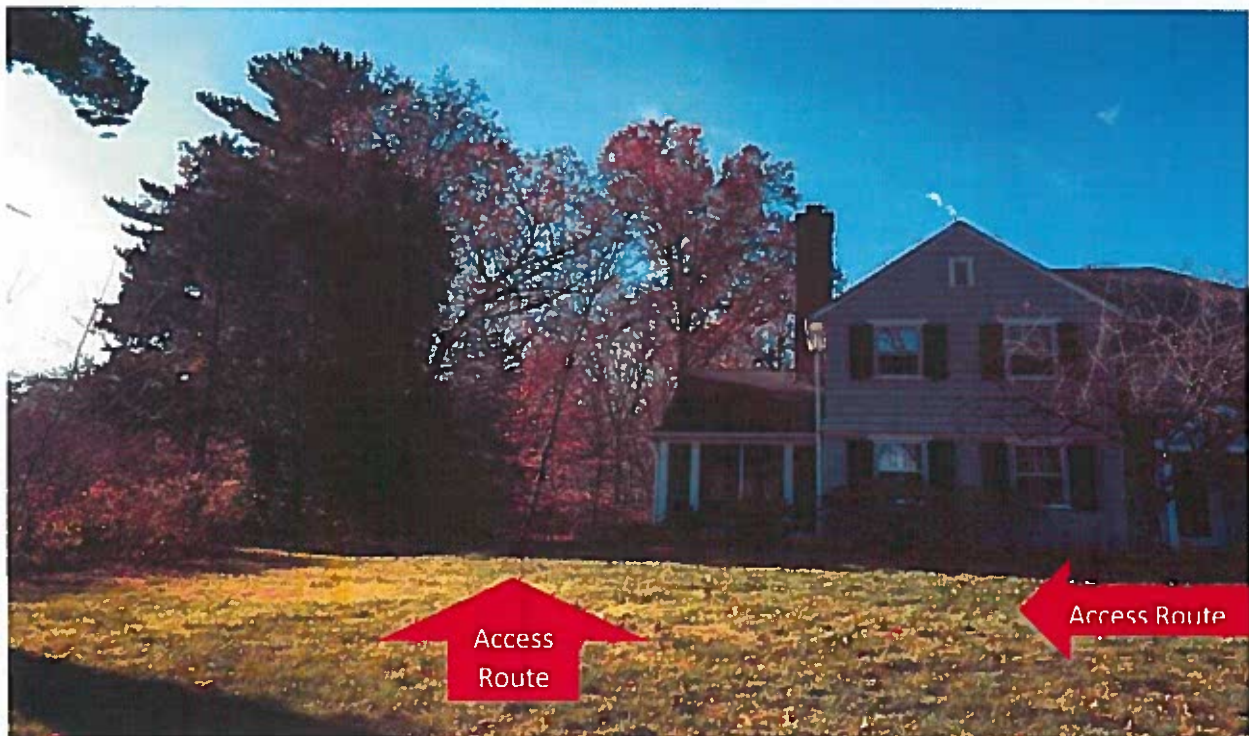


View from Woodline

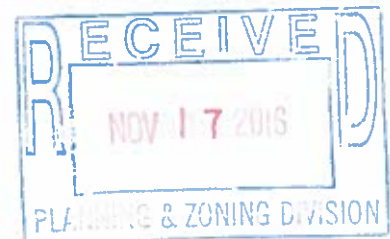




Picture from Road. Access backyard coming off driveway across front yard

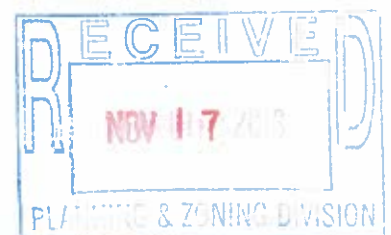


Picture from Front of House



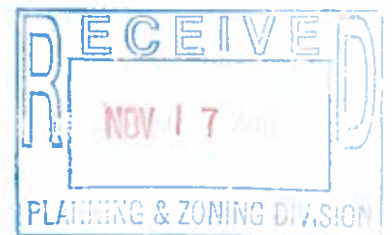


Gehl Excavator used for excavation of swimming pool





Mini Excavator will be used for trenching for electrical conduit



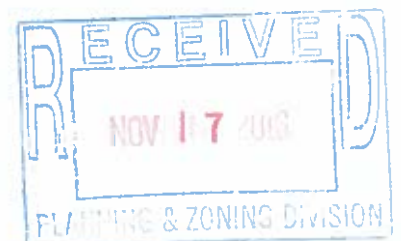


Takeuchi skidsteer used to backfill pool and final grade yard





Tri Axle dump truck used to haul fill off site



**Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
November 28, 2016, 7:00 PM
Town Hall, Room 314**

1. Role Call, commission members present and absent
2. Approval of CEC Meeting Minutes
3. Communications and News: -Introduction of two new CEC commissioners-
4. Old Business: -None-
5. New Business:

107 Hillcrest Avenue- Application (IWW #1049) by AECOM on behalf of The Metropolitan District (MDC) (Central Connecticut Associates, LLC, record owner) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford for property located at 107 Hillcrest. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on December 5, 2016. Suggest required public hearing be scheduled for January 4, 2016.)

107 Hillcrest Avenue- Application (IWW #1050) by AECOM on behalf of The Metropolitan District (MDC) (Central Connecticut Associates, LLC, record owner) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a watercourse (Piper Brook). The applicant proposes construction of the Newington Trunk Sewer High Outlet Relief (NTS HOR) Structure. No direct impacts to wetland or watercourse resources will occur as a result of the proposed modification plan. (Submitted for IWWA receipt on December 5, 2016.)

35 Walker Lane- Application (IWW #1051) of Juliano's Pools (Elizabeth Garner and Theresa MacKinnon, Record Owners) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland regulated area. The applicant proposes to construct an approximately 38' x 21' in-ground swimming pool with a 4' high safety fence with self-closing and self-latching gate and 3' concrete perimeter around the pool. (Submitted for IWWA receipt on December 5, 2016.)

Wintonbury Land Trust-Presentation by Mr Dale Bertoldi (President) regarding potential acquisition of the West Hartford Land Trust by the Wintonbury Land Trust of Bloomfield, CT.

6. Meeting Adjournment